

148.0

0001

0012.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

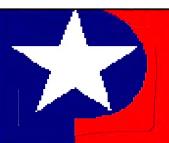
211,800 / 211,800

USE VALUE:

211,800 / 211,800

ASSESSED:

211,800 / 211,800

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
6		BURTON ST, ARLINGTON

**OWNERSHIP**

Unit #:

Owner 1:	HOUSING CORP OF ARLINGTON
Owner 2:	
Owner 3:	

Street 1: 252 MASSACHUSETTS AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: N

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: STEVENS ROBERT P TRS--ETAL -

Owner 2: MC LAUGHLIN ROBERT E -

Street 1: 1020 MASS AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02476

**NARRATIVE DESCRIPTION**

This parcel contains 5,507 Sq. Ft. of land mainly classified as Housing Corp with a Apts 4-8 Building built about 1948, having primarily Brick Exterior and 3034 Square Feet, with 4 Units, 4 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R5	APTS LOW	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
114	Housing Corp		5507		Sq. Ft.	Site		0	70.	0.27	11			Restric	-75					102,412						102,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct
114		5507.000	109,400		102,400	211,800			97095
							GIS Ref		
							GIS Ref		
							Insp Date		
							07/16/18		

**PREVIOUS ASSESSMENT**

Parcel ID								
148.0-0001-0012.A								
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value
2020	114	FV	220,000	0	5,507.	204,800	424,800	424,800 Year End Roll
2019	114	FV	388,500	0	5,507.	409,600	798,100	798,100 Year End Roll
2018	111	FV	388,500	0	5,507.	275,000	663,500	663,500 Year End Roll
2017	111	FV	364,900	0	5,507.	263,300	628,200	628,200 Year End Roll
2016	111	FV	364,900	0	5,507.	239,900	604,800	604,800 Year End
2015	111	FV	329,400	0	5,507.	193,100	522,500	522,500 Year End Roll
2014	111	FV	329,400	0	5,507.	172,600	502,000	502,000 Year End Roll
2013	111	FV	329,400	0	5,507.	163,900	493,300	493,300

**SALES INFORMATION**

TAX DISTRICT									PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
STEVENS ROBERT	48281-42		10/4/2006		2,270,280	No	No					
	12734-159		1/1/1901	Family		No	No	N				

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/10/2006	859	Redo Kit	25,000	C		G8	GR FY08	bath remodel rebui

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/16/2018	MEAS&NOTICE	CC	Chris C
4/13/2017	I & E Return	MM	Mary M
5/4/2016	I & E Return	MM	Mary M
3/4/2009	Measured	197	PATRIOT
12/6/2006	Permit Visit	BR	B Rossignol
5/11/2000	Measured	276	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	263	PATRIOT
10/1/1983		SL	

Sign: VERIFICATION OF VISIT NOT DATA / / /

**EXTERIOR INFORMATION**

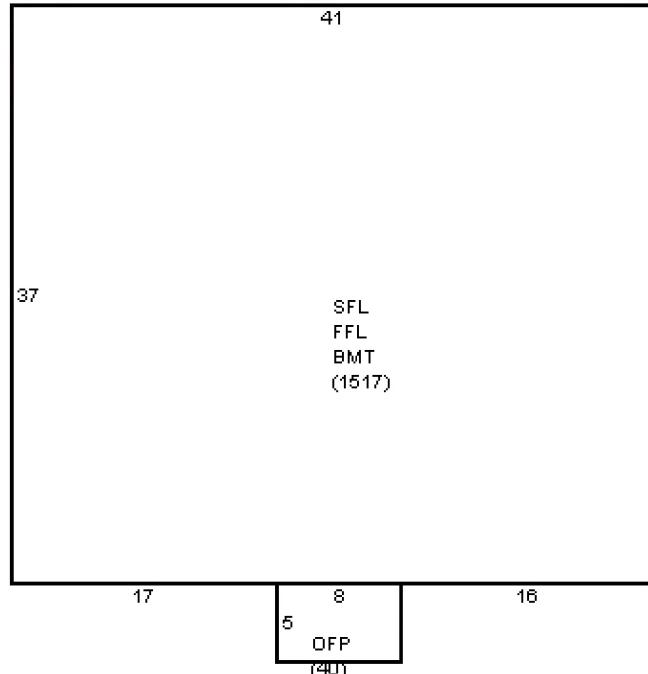
Type:	20 - Apts 4-8	
Sty Ht:	2 - 2 Story	
(Liv) Units:	4	Total: 4
Foundation:	3 - BrickorStone	
Frame:	1 - Wood	
Prime Wall:	7 - Brick	
Sec Wall:		%
Roof Struct:	2 - Hip	
Roof Cover:	1 - Asphalt Shgl	
Color:	BRICK	
View / Desir:		

**BATH FEATURES**

Full Bath:	4	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

I&E REPORTED WERE COMBINED FOR THIS & PARCEL 13A. AVG INCOME PER APT USED FOR INCOME ON BOTH PROPERTIES. REPORTED COMBINED EXPENSES DIVIDED BY 2 AND APPLIED TO EACH PARCEL..

**SKETCH****GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1948
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	8
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	5 - Steam
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall	
% Sprinkled:	0

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
<b>PARCEL ID</b> 148.0-0001-0012.A									

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N					Total Yard Items:				Total Special Features:						Total:		

**RESIDENTIAL GRID**

1st Res Grid	Line 1	# Units: 4
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 12	BRS: 4
	Baths: 4	HB

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
4	12
4	12

**RES BREAKDOWN**

Basic \$ / SQ:	140.00
Size Adj.:	0.99607778
Const Adj.:	0.98680264
Adj \$ / SQ:	137.611
Other Features:	190000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	671874
Depreciation:	562493
Depreciated Total:	109381
WtAv\$/SQ:	
AvRate:	
Ind.Val:	
Juris. Factor:	
Special Features:	0
Final Total:	109400
Val/Su SzAd:	36.06

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undpr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	1,517	41.280	62,627						
FFL	First Floor	1,517	137.610	208,755						
SFL	Second Floor	1,517	137.610	208,755						
OPF	Open Porch	40	43.420	1,737						
Net Sketched Area:		4,591	Total:	481,874						
Size Ad	3034	Gross Are	4591	FinArea	3034					

**IMAGE**

**AssessPro Patriot Properties, Inc**